



146 Broadgate, Whaplode Drove, Spalding, PE12 0TW

Bruce Mather Ltd are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW being situated in the POPULAR VILLAGE LOCATION of WHAPLODE DROVE and being offered for sale with NO ONWARD CHAIN. The bungalow has the benefit of a DRIVEWAY providing OFF ROAD PARKING together with SINGLE GARAGE and GARDEN TO THE REAR. Call today to view.

- **NO CHAIN**
- **Detached Bungalow**
- **Two Bedrooms**
- **Driveway & Single Garage**
- **Garden**
- **Popular Village Location**

£199,950

146 Broadgate, Whaplode Drove, Spalding,

LOCATION

Whaplode Drove is a small village parish a short drive away from the historic Market Town of Spalding. The City of Peterborough is roughly 15 miles to the South and provides direct high speed rail access to London Kings Cross and road access to the A1.

ACCOMMODATION

The property is entered through a uPVC Porch area with uPVC door leading into the:-

HALLWAY

Having further uPVC door; radiator; loft hatch; airing cupboard; doors off leading to:-

LOUNGE

15'7" x 12'0" (4.75m x 3.66m)

Having windows to the front and side elevations; radiator; door leading into the:-

KITCHEN

8'8" x 14'1" (2.64m x 4.29m)

Having windows to the side and rear elevations; a fitted range of wall and base units; split level oven; electric hob and extractor over; white sink and drainer; part tiled walls; display cabinets; radiator; door leading into the:-

CONSERVATORY

17'9" x 6'6" (5.41m x 1.98m)

Being of brick and uPVC construction and having French doors to the rear elevation side uPVC door to the side elevation; work surface with space under for washing machine.

BEDROOM ONE

10'2" x 11'9" (3.10m x 3.58m)

Having window to the front elevation; radiator.

BEDROOM TWO

9'4" x 11'3" (2.84m x 3.43m)

Having window to the rear elevation; radiator.

WET ROOM

6'3" x 7'3" (1.91m x 2.21m)

Having window to the rear elevation; part tiled walls; low level WC, pedestal wash hand basin and electric shower.

EXTERIOR

FRONT GARDEN

Access is gained via a bridge over the dyke and leads to the gravelled driveway providing off road parking for several vehicles; borders with flowers.

REAR GARDEN

Being fully enclosed by timber fencing and being predominantly laid to lawn with mature trees and shrubs; Patio area; Lean-to Shed fitted with a range of wall units and having power and light; further wooden Shed.

SINGLE GARAGE

With up and over door and having power and light.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

DIRECTIONS

On leaving Boston, proceed on the A16 towards Spalding. On approaching Spalding, continue on the A16 around the Spalding bypass and upon reaching Cowbit Road roundabout, take the first exit towards Cowbit. Continue on the A16 until you reach the junction signposted to Whaplode Drove and take a left hand turn. Continue along the B1166 Hulls Drove until you reach Whaplode Drove. Take a left hand turn into Broadgate and the property can be found on the left hand side as indicated by the Bruce Mather For Sale board.



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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